

RESOLUTION

Document No. 4751

WHEREAS in the history of economic development in the Roxbury community, more than 8,000 units were demolished; and

WHEREAS as a result of these major clearance projects, many lots and parcels have remained empty for more than two decades; and

WHEREAS the history of the Black community in Boston has been characterized by higher degrees of poverty, unemployment, and disadvantages than the majority community; and

WHEREAS the Boston Redevelopment Authority has a long standing commitment to improving the quality of life in all of Boston's communities and has shown its commitment to community participation in the planning and development process;

IT IS THEREFORE MOVED THAT:

1. All requests for proposals ("RFPs") issued by the Boston Redevelopment Authority, within the area described in Attachment A, either in its planning or development capacity or in its capacity as agent to other governmental bodies, shall require approval by the Neighborhood Council (NC) prior to issuance.
2. Any comprehensive zoning revision or Interim Planning Overlay District for the area proposed or reviewed by the Authority for submission to the Zoning Commission shall require prior approval by the NC.
3. The NC and the BRA staff shall endeavor to agree on all other development and planning matters within the area described in Attachment A. Whenever the NC and the BRA staff are unable to agree on any such matter, the parties hereby agree to undertake a resolution process. Both parties shall have the right to bring proposals forward to the BRA Board.
4. The Parcel 18+ Task Force is recognized by the City and the NC as the legitimate public participatory body for the development of Parcel 18+. Subject to the concurrence of other parties involved, the membership of the Parcel 18 Committee shall be expanded to include representatives of the NC.

- PROPOSED HOUSING NPC STUDY AREA ATTACHMENT A
5. All future Project Review Committees ("PRCs") shall consist of, among others, abutters and community residents. The BRA and the NC shall collaborate on the establishment and appointment of members to the PRCs. Representatives of Neighborhood Councils shall serve on each PRC. All other developments in the area not under the jurisdiction of a PRC shall be subject to the jurisdiction of the NC.
 6. The BRA shall provide full and timely notice of all planning and development actions within the area described in Attachment A and shall share all relevant information with the NC.



MEMORANDUM

Taken Under Advisement: MARCH 6, 1986

Resubmitted May 1, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR COMMUNITY
PLANNING AND DEVELOPMENT
TOM SNYDER, ASSISTANT DIRECTOR FOR COMMUNITY
PARTICIPATION

SUBJECT: ROXBURY NEIGHBORHOOD COUNCIL

Since January 1985, the BRA staff and the Mayor's Office have held over 25 negotiating sessions with a group of Roxbury residents called the Roxbury Interim PAC. The purpose of these sessions has been to establish a formalized process for community review of development projects in the Roxbury area and a formal agreement to govern the planning process. More specifically, the city and the community have been working together to develop a workable citizen participation process for the "Dudley Plan", a planning and development program for the Dudley Square area that will bring needed investment to one of the city's most economically depressed neighborhoods.

Already, seven housing developments representing over \$50 million of investment have gone forward in Roxbury; all seven BRA designations were of Roxbury developers. When complete, these projects will add nearly 600 units of new housing, both ownership and rental, to the Roxbury area. Over a third of the units will be below market rate. Despite the absence of a formal agreement, the BRA has attempted to follow the spirit of the Statement of Principles in processing these projects.

The progress of the negotiations has been brought to the Board's attention at various times. On August 8, 1985, the Board took under advisement a standardized PAC agreement that embodied the key provisions that had resulted from the negotiations up until that time. BRA staff were instructed at that meeting to finalize an agreement with the Roxbury community that would specify budget, membership, and duties and responsibilities of the project review entity.

By October, 1985, the negotiations had resulted in a "Statement of Principles" that outlined the powers of the community's development review committee. The Statement of Principles established a Neighborhood Planning Council that would have the power to approve Requests for Proposals ("RFPs") and proposals for comprehensive zoning for the area, review development proposals jointly with the BRA, and make recommendations on developers and present its case should it disagree with the recommendation of the BRA staff.

The Statement of Principles was ratified by a group of 300 Roxbury residents at a community meeting held on October 22. On November 7, 1985, an informational memorandum was submitted to the Board that outlined the provisions of the Statement of Principles and described the meeting during which the Principles were ratified by the community. A copy of the agreement was attached for the Board's consideration.

Since November 7, more sessions have been held with the Interim PAC to resolve issues outstanding after the October meeting. At the most recent meeting, the PAC was invited to appoint representatives to Project Review Committees ("PRCs") for various projects either underway or contemplated for the Roxbury area. The PAC agreed to set up PRCs to oversee such projects as the infill housing program, the Interim Planning Overlay District for Roxbury, the plan for the Washington Street corridor, the OIC housing project and the comprehensive housing strategy.

Since November, also, the Mayor has decided to standardize the project review bodies throughout the city. The Neighborhood Council will be the standard reviewing body for development in all areas.

We ask that the Authority adopt the attached resolution, incorporating the essential points of the Statement of Principles, to allow the staff to come to closure in negotiations about the Roxbury Neighborhood Council. While the BRA has in the past worked with community groups on a more informal basis -- the Project Review Committee for the Fountain Hill housing development is an example -- a formalized process would allow the BRA to build community consensus for its long term development plans for the area, and to formulate a more routinized process for community review of these plans.

